

## Blakeview, 9 Lawder Road

Discover Your Perfect Home

This contemporary five-year-old residence, situated in the thriving community of Blakes Crossing, presents an ideal opportunity for both first-time home buyers and investors. Nestled on a low-maintenance allotment of approximately 302m<sup>2</sup>, this home offers easy-care gardens and minimal yard upkeep.

Inside, you'll find three well-appointed bedrooms, with the master suite boasting a walk-in robe and ensuite. Bedrooms two and three are equipped with built-in robes and ceiling fans for added comfort. The light-filled lounge at the front of the home provides a welcoming space to relax, while the central passage leads to an open-plan living and dining area at the rear.

The modern kitchen is fully equipped with a dishwasher, under-bench oven, gas cooktop, rangehood, and ample storage, including a pantry. Stay comfortable year-round with three split-system air conditioners, and enjoy the convenience of a double garage with an



**For Sale**  
\$610,000 - \$620,000

**View**  
[ljhooker.com.au/66AAFDC](http://ljhooker.com.au/66AAFDC)

**Contact**  
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0412 262 180  
[corey.voss@ljhces.com.au](mailto:corey.voss@ljhces.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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Salisbury  
(08) 8255 9555**

automatic panel lift door.

Blakes Crossing offers a vibrant lifestyle with a shopping center, cafés, schools, and excellent public transport links, making it a perfect place to call home. For investors, this property offers an attractive rental return, estimated at \$520 - \$550 per week.

Don't miss your chance to secure this charming home-act now before it's too late!

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

## More About this Property

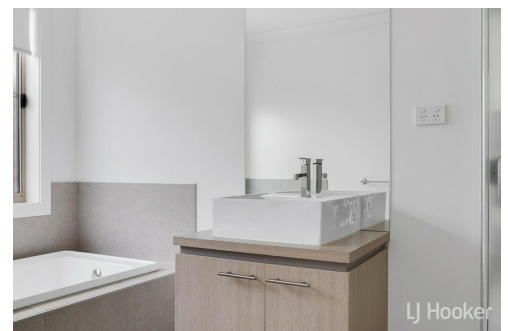
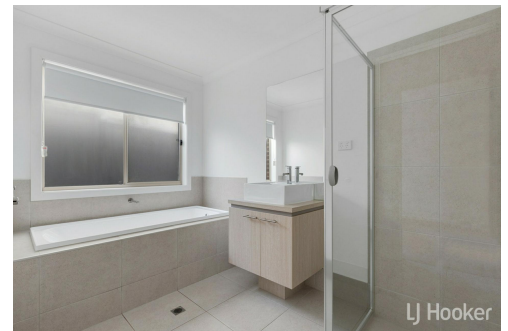
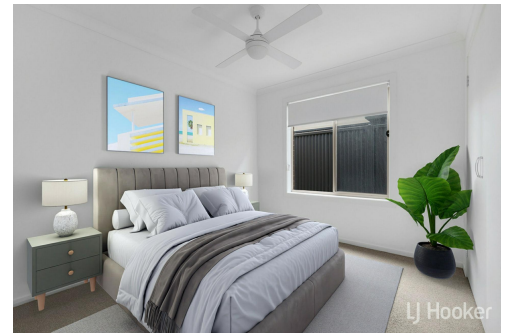
<b>Property ID</b>	66AAFDC
<b>Property Type</b>	House
<b>House Size</b>	131 m <sup>2</sup>
<b>Land Area</b>	302 m <sup>2</sup>

**Corey Voss 0412 262 180**

Licensee & Senior Sales Representative | [corey.voss@ljhces.com.au](mailto:corey.voss@ljhces.com.au)

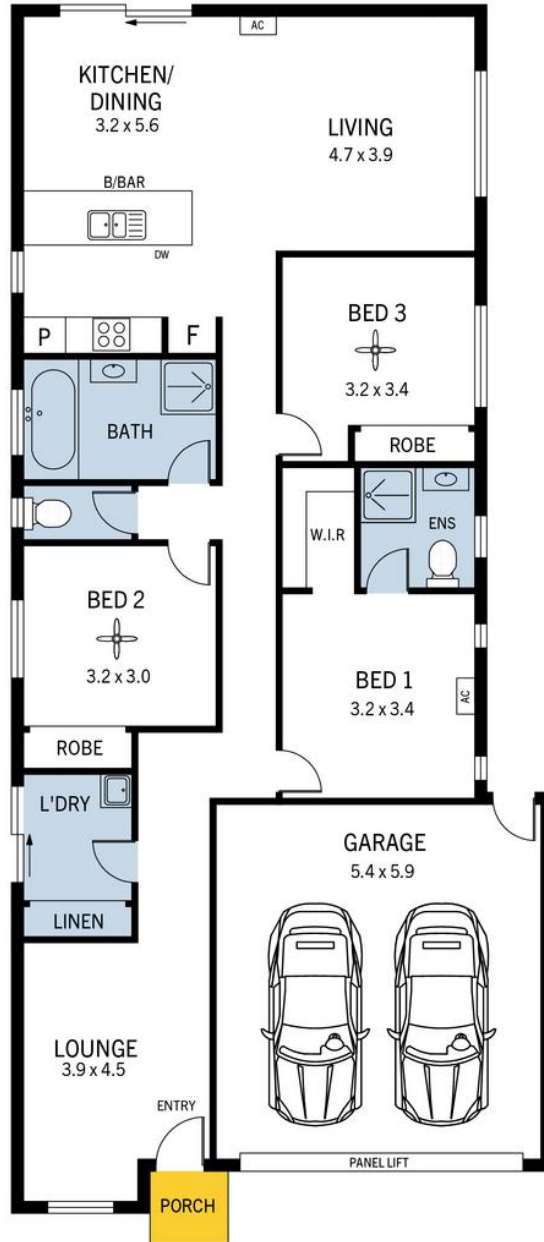
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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.  
Produced by Property Portraits

Interior	117m <sup>2</sup>	<b>149m<sup>2</sup></b> TOTAL
Garage	32m <sup>2</sup>	